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Dents Villas, California, Witton Park, DL14 0DR



# Dents Villas, California Witton Park, Bishop Auckland, DL14 0DR

## Offers Over £130,000

A RARE OPPORTUNITY to purchase a SPACIOUS three-bedroom period property on the quiet Dents Villas Street, near Witton Park. Available with NO ONWARD CHAIN at a price that allows for FURTHER DEVELOPMENT to the new owner's taste.

Located on the edge of Witton Park village near Bishop Auckland, this mid-terrace house offers both Victorian character and modern conveniences. Originally built to house the owner and managers of Witton Park Colliery, the property retains its original architectural features and high ceilings while benefiting from modernization over the past decade.

The ground floor features an entrance hall with the original architrave archway, two well-proportioned reception rooms with feature fire surrounds, and a practical kitchen. Upstairs, you'll find a generous master bedroom, two additional bedrooms, and a family bathroom.

The property includes an extensive garden mainly laid to lawn with on-street parking at the front. To the rear is an enclosed yard with gated access to the back lane.

This three-bedroom home combines period charm with functional living space in a peaceful rural setting—an excellent opportunity for those seeking character and comfort in Witton Park. The property is a rare find, combining original features with modern living. Do not miss the chance to make this charming property your own.

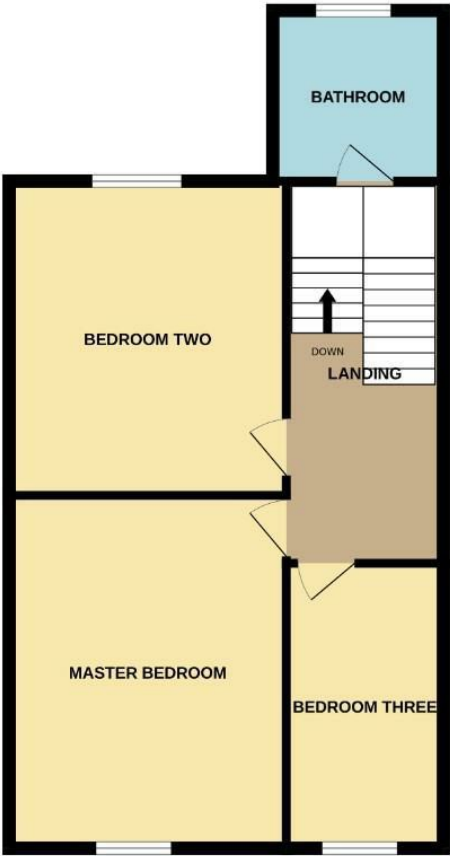
In brief, the property comprises; an entrance hall befit with original architrave archway, two well-sized reception rooms with feature fire surrounds and homely kitchen to the ground floor. The first floor houses the commodious master bedroom, along with two further bedrooms and the family bathroom. Externally, the property has an extensive garden mainly laid to lawn and on street parking to the front. To the rear, the property has a further enclosed yard with gated access to the rear lane.

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GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.

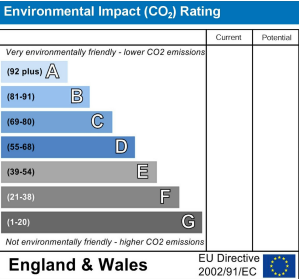
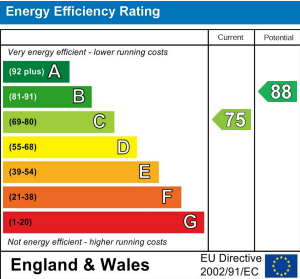


1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 5/2025



**Living Room**

15'10" x 15'7"

Spacious and bright living room, with ample space for furniture, neutral decor and large window overlooking the garden.

**Dining Room**

13'9" x 13'1"

The second reception room is another good size with space for a table and chairs, further furniture and window to the rear elevation.

**Kitchen**

7'6" x 7'4"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing kitchen appliances.

**Master Bedroom**

16'4" x 13'5"

The master bedroom provides space for a king sized bed, further furniture and window to the rear elevation.

**Bedroom Two**

13'9" x 12'1"

The second bedroom is another large double bedroom with window to the rear elevation.

**Bedroom Three**

12'8" x 6'6"

The third bedroom is a spacious single room.

**Bathroom**

The bathroom is fitted with a panelled bath, WC and wash hand basin.

**External**

Externally the property has an enclosed yard to the front along with on street parking. Whilst to the rear there is a large garden mainly laid to lawn along with gravelled area ideal for outdoor furniture.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.















